

Field Property Partners

Analyzer

Pipeline

Buyers

Templates

Calculators

Methodology

Roadmap

Stack

PROPERTY UNDER CONTRACT

123 SF Test St, Memphis TN

Saved 5/21/2026, 10:04:37 AM · ID 6

\$220,000

Cash to close: \$11,000 (~5.0% of price)

NOTE TERMS (ASSUMED AT CLOSING)

Carryback note balance	\$209,000
Interest rate	5.00%
Amortization	30 years
Monthly payment	\$1,122

MONTHLY CASH FLOW (PROJECTED)

Gross rent	\$2,200
Vacancy	(\$110)
Effective rent	\$2,090
Property tax	(\$250)
Insurance	(\$120)
Management	(\$167)

Maintenance reserve	(\$110)
Note payment	(\$1,122)
Monthly cash flow	\$321

RETURNS

ANNUAL CASH FLOW

\$3,850

CASH-ON-CASH

35.0%

CASH TO CLOSE

\$11,000

Built by Alex Field. Powered by ATTOM, RentCast, HouseCanary, FRED. Architected to integrate CoStar at firm scale.

Real estate data attribution: Powered by  **HouseCanary**